



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-102906-25

In the matter of: 5, 82 RONCESVALLES AVE
TORONTO ON M6R2K7

Between: 2334564 ONTARIO INC Landlord

And

SARAH ANNE GILLIS Tenants
NOAH YATES

2334564 ONTARIO INC (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order requiring SARAH ANNE GILLIS and NOAH YATES (the 'Tenants') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property as the damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

The application was scheduled to be heard on April 13, 2026, by video conference, at which time the parties decided to participate in Board-facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord's agent Emily Sonshine, the Tenants' representative Chak Chuen Ho and the Tenants were present.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$2,500.00 in compensation.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$1,250.00 on or before May 14, 2026.

b) \$1,250.00 on or before June 12, 2026.

3. The Tenants shall be making payments to their legal representative Chak Chuen Ho in trust who will then pay the Landlord by the due dates outlined in the order.

April 22, 2026

Date Issued

Dillanique Knight

Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.